

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: December 06, 2016

Time: The sale will begin at 12:00PM or not later than three hours after that time.

Place THE SOUTHWEST ENTRANCE OF THE JACK HATCHELL COLLIN COUNTY  
ADMINISTRATION BLDG, 2300 BLOOMDALE RD, MCKINNEY, TEXAS, OR AS DESIGNATED  
BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 01, 2006 and recorded in Document CLERK'S FILE NO. 20060208000167150 real property records of COLLIN County, Texas, with BRONWYN MCWATTERS AND JASON A. MCWATTERS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BRONWYN MCWATTERS AND JASON A. MCWATTERS, securing the payment of the indebtednesses in the original principal amount of \$28,940.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2006-WMC2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WMC2 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. AMERICA'S SERVICING COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o AMERICA'S SERVICING COMPANY  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

  
PETE NANTIRUX

FDA

MICHAEL HARRISON OR BECKY HOWELL

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

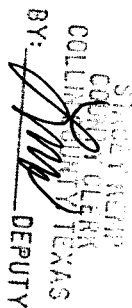
**Pete Nantirux**

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on **NOV 14 2016** I filed at the office of the COLLIN County Clerk and caused to be posted at the COLLIN County courthouse this notice of sale.

  
Declarants Name: **Pete Nantirux**

Date: **NOV 14 2016**

FILED  
2016 NOV 14 PM 12:23  
STANLEY K. HARRIS  
CLERK  
COLLIN COUNTY, TEXAS  
BY:  DEPUTY



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**EXHIBIT "A"**

LOT 4, BLOCK A, BOARDWALK, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME M, PAGE 315, MAP RECORDS, COLLIN COUNTY, TEXAS.



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